106.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,332,700 / 1,332,700
					USE VALUE:	1,332,700 / 1,332,700
					ASSESSED:	1,332,700 / 1,332,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANGREMOND DENISE M/TRUSTEE
Owner 2:	DENISE M DANGREMOND REVOCABL
Owner 3:	TRUST
Street 1:	9 FOX MEADOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES -
Owner 2:	-
Street 1:	215 LEXINGTON STREET
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .276 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 3436 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12020.000	785,500	800	546,400	1,332,700
Total Card	0.276	785,500	800	546,400	1,332,700
Total Parcel	0.276	785,500	800	546,400	1,332,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.86 /Parcel: 387.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 67947

GIS Ref

GIS Ref

Insp Date 05/12/16

!8373!

PREVIOUS ASSESSMENT

Parcel ID 106.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	785,500	800	12,020.	546,400	1,332,700		Year end	12/23/2021
2021	101	FV	763,100	800	12,020.	546,400	1,310,300		Year End Roll	12/10/2020
2020	101	FV	763,100	800	12,020.	546,400	1,310,300	1,310,300	Year End Roll	12/18/2019
2019	101	FV	587,700	800	12,020.	546,400	1,134,900	1,134,900	Year End Roll	1/3/2019
2018	101	FV	587,700	800	12,020.	468,400	1,056,900	1,056,900	Year End Roll	12/20/2017
2017	101	FV	587,700	800	12,020.	437,100	1,025,600	1,025,600	Year End Roll	1/3/2017
2016	101	FV	193,600	0	12,020.	374,700	568,300	568,300	Year End	1/4/2016
2015	101	FV	219,000	0	12,020.	335,700	554,700	554,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:13:12

LAST REV

Date	Time
09/20/16	14:58:12
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8373

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	1480-14		10/23/2015		1,335,000	No	No		
ORAM TOLAND ALI	1461-59		10/14/2014	Change>Sale	516,000	No	No		JOAN F TOLAND D.O.D 3.31.2014 BK 1243 PG 68 C
TOLAND PETER J	1243-68		10/3/2001	Family	1	No	No		
	535-33		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2015	1507	Add Bath	5,000					
6/23/2015	766	Heat App	21,000		6/23/2015			Install 2 new gas
1/20/2015	74	New Buil	342,150					New construction.
12/4/2014	1655	Demoliti	16,000					Demo existing sing

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2016	Info By Phon	PT	Paul T
5/12/2016	Left Notice	PT	Paul T
5/12/2016	Measured	PT	Paul T
5/19/2015	Permit Insp	PC	PHIL C
5/14/2015	Sales Review	PT	Paul T
2/17/2009	Meas/Inspect	189	PATRIOT
10/24/2000	Hearing Chag	163	PATRIOT
11/24/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67947
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12020		Sq. Ft.	Site		0	70.	0.65	4									546,422						546,400	

Total AC/HA:	0.27594	Total SF/SM:	12020	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	546,422	Spl Credit		Total:	546,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01893878
Const Adj.:	0.99989998
Adj $ / SQ:	132.449
Other Features:	134205
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	788697
Depreciation:	3155
Depreciated Total:	785543

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	3	Baths:	3	HB	2					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

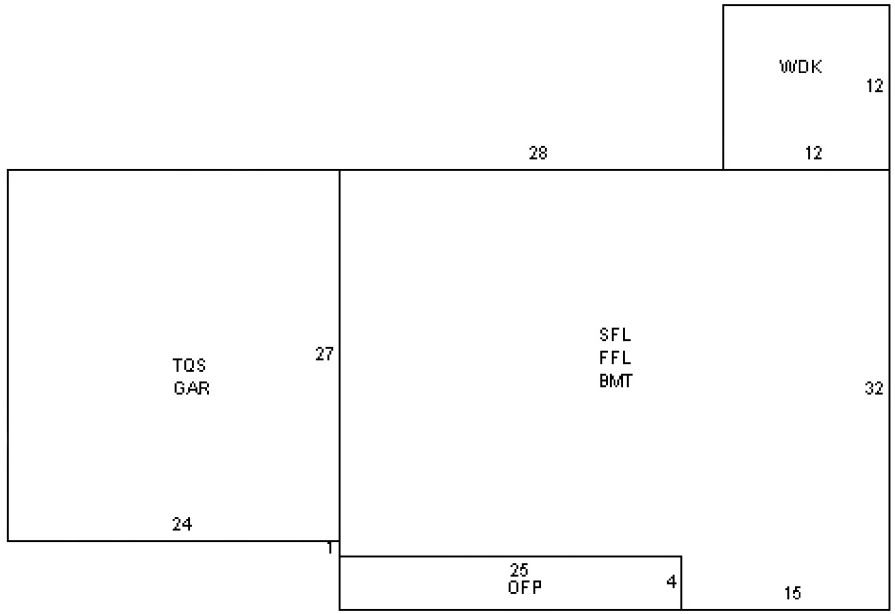
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.16
Special Features:	0	Val/Su Net:	159.72
Final Total:	785500	Val/Su SzAd	276.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,180	54.640	64,469
FFL	First Floor	1,180	132.450	156,290
SFL	Second Floor	1,180	132.450	156,290
GAR	Garage	648	18.860	12,219
TQS	3/4 Story	486	132.450	64,370
WDK	Deck	144	12.940	1,864
OFP	Open Porch	100	33.000	3,300
	Net Sketched Area:	4,918	Total:	458,802
Size Ad	2846	Gross Area	5080	FinArea 3436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X20	G	GD	2015	6.72	T	3.8	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:	Total: 800

IMAGE

AssessPro Patriot Properties, Inc